

**STATE OF MICHIGAN**

**BID PROPOSAL FORM**

The undersigned proposes to purchase from the State of Michigan (the “State”) certain real property located in the Township of York, Washtenaw County, Michigan, commonly known as the Ypsilanti Regional Psychiatric Hospital, located at the northeast corner of the intersection of US-23 and Willis Road in York Township, Michigan, and more specifically described in the attached Exhibit A (the “Property”). The Property is being offered for sale in accordance with the provisions of the attached Offer to Purchase Real Property (“Offer”).

**There is no minimum bid amount.**

**Award will be made to the most responsive and responsible bidder that will allow the State to realize the highest price and the highest return to the State.**

Bids on the Property must comply with the attached Bidding Requirements, which are to be considered an integral part of this Bid Proposal.

The undersigned have carefully checked their Bid Proposal and understands that they shall be responsible for any error or omission in this bid offer and are in receipt of any enclosures as issued or other documents or information made available.

EXCEPTIONS and ADDITIONS: Where an exception and/or addition to any provision of the Offer to Purchase is taken, such exception or addition shall be clearly indicated below and shall be considered an integral part of this bid proposal.

It is mandatory that all respondents complete and return this Form including signature of authorized representatives with their Offer to Purchase Real Property.

EXCEPTIONS and ADDITIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional Comments Attached \_\_\_\_\_ (Please check)

OBJECTIVE: The State is soliciting Bid Proposals for the sale of the Property. It is the objective of the State to seek a responsive and responsible purchaser for the Property, who can demonstrate the ability to close, obtaining the highest price for the sale and the highest return to the State.

Bidders shall include the following documentation with their bid proposal:

1. Please describe how bidders proposed use of the property will be compatible with the York Township zoning ordinance, master plan and site plan review requirements. Describe how you propose to resolve any differences.
2. Outline what impact your proposed use of the property will pose on local road, sewer and water infrastructure.
3. Detail the use and plans to obtain any tax and/or economic incentives anticipated for project development. Bidders are required to work with State and local units of government as well as applicable Federal agencies to achieve these incentives, if required, to develop the property.
4. Provide the number and type of direct and indirect jobs created, including job growth potential.
5. Project the anticipated amount of new taxes (property, income, single business tax) that will be generated, if any, as the result of the development.
6. Provide information as to whether you anticipate the proposed development will benefit, or benefit from the available research base and student resources of Michigan's local universities and community colleges.
7. Include examples of bidder's proven ability to work with local units of government in property development. Provide professional references.
8. Detail experience with projects of similar size and scope.
9. Provide verification of bidder's financial capability to complete the purchase and development, including financial statements.
10. Demonstrate ability to expedite due diligence and to close in a timely fashion.
11. Provide a list of the members of the bidder and development team; to include names and addresses of principal members, equity partners (and percentage), legal entities, lobbyists, attorneys, consultants and subcontractor information. Any changes to the initial list of participants should be disclosed as made. Provide information supporting why bidder's proposal is the best deal for the State.
12. Provide information supporting why bidder's proposal is the best deal for the State.

The State reserves the right, prior to the acceptance of a bid, to request additional information pertaining to the above items, or any other matters related to the Invitation to Bid

Sealed Bid Amount: \_\_\_\_\_

Date: \_\_\_\_\_

Name of Bidder: \_\_\_\_\_

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Printed Name

NAME OF BIDDER \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

TELEPHONE NUMBER \_\_\_\_\_

FAX NUMBER \_\_\_\_\_